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British Heart Foundation  
Scotland



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Located at 165 High Street in Elgin, this prime ground floor retail unit offers an excellent investment opportunity, currently leased to the British Heart Foundation until December 2028 with an annual rent of £14,750. Situated in a bustling city centre with high visibility and foot traffic, the unit features a 47 sq m retail area with large windows and a double glass door, a 26 sq m storeroom, staff room/kitchenette, and WC, along with rear access to a side alley. Elgin, a vibrant town of 24,000 residents, boasts a variety of amenities, including Moray College UHI, and attracts tourists year-round for its distilleries, castles, and golf courses. The property benefits from excellent transport links, with nearby bus and train stations providing easy access to Inverness and Aberdeen. This versatile space is ideal for various retail businesses and offers a stable return with potential for capital appreciation.

- Investment Opportunity
- Strong long standing covenant
- Annual rent £14,750
- Excellent town centre location
- 4 years remaining



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165 High Street | Elgin | Moray | IV30  
1DW

£150,000 Freehold

### Situation

No 165 is situated in a prime trading location on the High Street in the city centre of Elgin. Just a short walk from Elgin's town centre and all local amenities on offer such as doctors, dentists, sporting facilities, post office and schools, with many in close proximity if the property. Elgin itself is a lively and charming town housing around 24,000 people. Within the centre it has a variety of shops on offer to suit all needs. For those seeking further education, Elgin is also home to Moray Collage UHI which provides a range of courses for around 10,000 pupils. Elgin has a high level of tourists all year round looking to experience the local distilleries, castles, and world class golf courses. Connecting with bigger cities is made easier with transport links; the bus station and train station enabling easy access to Inverness and Aberdeen. The larger cities of Inverness and Aberdeen are within easy driving distance, being 38 miles and 64 miles respectively, both of which have airports and regular daily scheduled flights.

### The Business

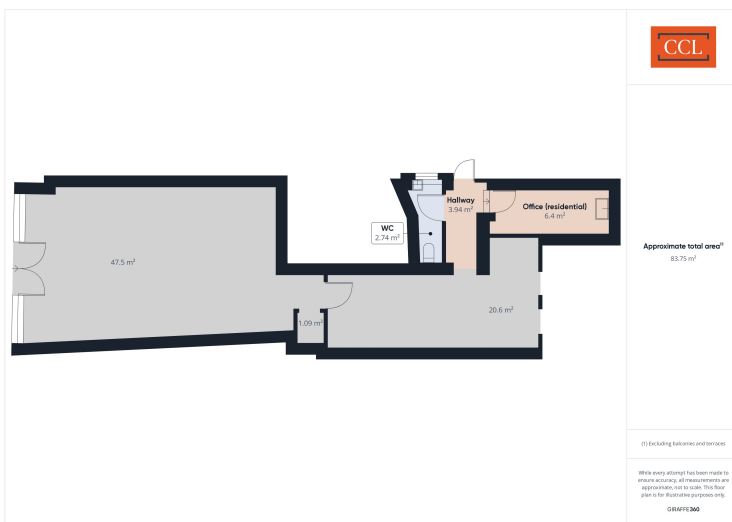
Purchasing the property at 165 High Street in Elgin is a solid investment opportunity. The property is currently leased to the British Heart Foundation, a reputable and financially stable tenant, until December 2028, providing an annual rent of £14,750. They have leased the property for over 30 years. This lease with a well-established tenant ensures a reliable income stream and reduces the risk of vacancy. The British Heart Foundation is the UK's largest independent funder of cardiovascular research, further solidifying the tenant's credibility and financial stability. Additionally, the property's location on High Street in Elgin benefits from high visibility and foot traffic, making it an attractive asset for retail purposes. Overall, this investment offers a stable return with potential for capital appreciation due to its prime location and strong tenant covenant.

### Property

This prime ground floor retail unit is situated in a charming terraced period property, with the upper floors currently being transformed into residential flats. The unit boasts large windows and a double glass door that open onto the bustling high street, ensuring excellent visibility and foot traffic. The well-maintained interior is presently configured as a long-established charity shop, featuring a variety of shelving and display cabinets, a suspended ceiling, and a laminate floor. The retail area spans approximately 47 square meters, providing ample space for merchandise display. At the rear, a spacious 26 square meter storeroom leads to a rear hall, which offers access to a staff room/kitchenette and a WC. Additionally, there is convenient rear access to a side alley, enhancing the unit's functionality. This versatile space is ideal for a variety of retail businesses seeking a prominent high street location.

### External

At the front, the property opens onto a wide pedestrian sidewalk. At the rear, there is access to a side close, which provides storage space for bins and a service point for the delivery of goods.



### CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.